

RCC SCWP OUTSTANDING

As of 25th September 2023

Members: (Chair) Sandra Jenner chairrcc@gmail.com Adam Hogg chairbarbassociation@gmail.com Frederick Rodgers fredrodgers@me.com Helen Hudson helen@rttc.co.za Frits van Kempen frits.vankempen@icloud.com Bernie Burrows bernieburrows@gmail.com Sally Spensley s19@sally.spensley.uk Andy Hope ahope.mifpt2009@gmail.com	Comms: Group email: lscwp@googlegroups.com Group docs: https://drive.google.com/drive/folders/1-UOv-ZJBgkDcctXYp92GDznBC--4TaTk?usp=sharing
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Outstanding Deliverables

From	Original Responsible	What is outstanding	Action	Expected Delivery
REDECORATIONS				
8/8/2023	Jason Hayes	Redecorations – Jason will follow up with the Clerk of Works about outstanding issues and report back to the SCWP on the issues and status per block.	Jason	Outstanding
WATERPROOFING				
8/8/2023	Paul Murtaugh	PM will confirm what's the warranty on a balcony waterproofing?	Paul	Outstanding
8/8/2023	Paul Murtaugh	PM will confirm what's the warranty on a barrel roof waterproofing?	Paul	Outstanding
REPAIR TRENDS				
8/8/2023	Paul Murtaugh	Paul will look at repair trends and consider whether a new programme of work based on trends happening now is necessary.	Paul	Outstanding
WINDOWS				
21/3/2023	Mike Saunders	MS confirmed that a second survey was being commissioned to review the condition of the	Mike	Outstanding

From	Original Responsible	What is outstanding	Action	Expected Delivery
		<p>topmost, exposed windows which would be completed in April.</p> <p>SCWP waiting for copies of all the surveys.</p> <p>SCWP now expects 3 surveys: K&M / 1st (which didn't cover the exposed windows) / 2nd (correction survey which ONLY covered the exposed windows).</p> <p>Sandra re-requested from Paul during this meeting.</p> <p>AMWP has received the last for the topmost windows, but not the previous ones.</p>		
21/3/2023	Paul Murtaugh	<p>PM agree that "windows repaired" should also be included in the report provided to HH.</p> <p>SCWP have received the list of windows replaced, but not those just repaired. Helen has reminded Paul 25/9.</p>	Paul	Outstanding
10/7/2023	Paul Murtaugh	<p>Are the 10-year guarantees on the Pembroke & Bull window repairs insurance backed?</p> <p>Jason will pick this up.</p>	Jason	Outstanding
3/8/2023	Paul Murtaugh	<p>Why were 2 window sets (one repair, one replacement) in John Trundle painted opaque dark brown?</p>	Paul	Outstanding
8/8/2023	Jason Hayes	<p>Is the painting of the John Trundle frames dark brown consistent with planning regulations?</p>	Jason	Outstanding
8/8/2023	Jason Hayes	<p>JH will send the surveys and the project of works for window replacements to the SCWP. Jason is hoping to have timings and more info on the window replacement project next week.</p> <p>Helen has reminded Jason 25/9.</p>	Jason	19/8/2023 - Overdue

SERVICE CHARGE AUDIT

21/3/2023a	Anne Mason	<p>AM to recirculate the methodology used to allocate the Central Recharges.</p> <p>(Generic description provided but AM to provide further info to explain the actual charges. AM/SJ to liaise as necessary.) Further info has not been provided but expect that Gerri's deep dive will look at this. This will be looked at in more detail as the service charge audit begins.</p>	Gerri / SCAT	Outstanding
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MANAGEMENT RECHARGES

27/4/2023	Paul Murtaugh	<p>PM agreed to review the allocation methodology to reflect the proportion of management time when staff are not working on the Barbican Estate therefore the time/cost is not service chargeable.</p> <p>SCWP waiting for the results.</p> <p>Helen has reminded Paul 25/9.</p>	Paul	Outstanding
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OTHER CHARGES

From	Original Responsible	What is outstanding	Action	Expected Delivery
24/7/2023	Anne Mason	Planters left in the Beech St tunnel and taken by residents will not end up on the service charges.	Anne	Outstanding
3/8/2023	Paul Murtaugh	What % of repairs have order variations?	Paul	Outstanding
8/8/2023	Anne Mason	Tables circulated at the SCWP meeting were not finalised. Anne will circulate final and improve the layout – Anne wants to get them out to SCWP by end of today/tomorrow.	Anne	10/8/2023 - Overdue

Done or Reassigned Deliverables

From	Who	What is outstanding	Action	Completed
7/3/2023	Paul Murtaugh	Spreadsheet of information on window replacements status so far and pending. Received from Paul.	Paul	Done
3/8/2023	Paul Murtaugh	PM will arrange a meeting with SCWP and the planners to discuss that and see if we can get a letter out from the City to ask Historic England about listed building consent for a change of material. Jason would also like to be invited to that meeting, please, Paul. Also the Climate Action City team, too. Meeting organised.	Paul	Done
8/8/2023	Gerri Scott	GS will create the letter (to go out to residents to accompany the service charge outturn 2022-23) for the SCWP to review. Gerri completed.	Gerri	Done
8/8/2023	Jason Hayes	JH will arrange a visit for the SCWP to go and see Crescent House's window frame project. Perhaps also the Asset Maintenance Working Party, too, Jason? Visit organised.	Jason	Done
8/8/2023	Paul Murtaugh	Sandra requested that the 2 long years on unresolved electricity billing problems needs to be put to bed. Paul will raise the proposal with the City to write off any remaining undercharging and correct overcharging before the outturn adjustment service charge accounts are finalised. This work will now be done as part of the energy audit.	Paul	Reassigned
8/8/2023	Paul Murtaugh	Adam suggested that the BEO get a City auditor in to review the electricity recons. Paul will look into that possibility for the SCWP. This work will now be done as part of the energy audit.	Paul	Reassigned

From	Who	What is outstanding	Action	Completed
8/8/2023	Anne Mason	Anne will bring Ted up to date and then come back with a summary spreadsheet on energy. The reports per block which Anne has drafts for will be sent out to SCWP after the meeting with Ted. This work will now be done as part of the energy audit.	Anne	Reassigned
8/8/2023	Anne Mason	SCWP is also expecting a report on the outstanding energy usage and charges reconciliation for 21/22 and 22/23 from Anne. This work will now be done as part of the energy audit.	Anne	Reassigned
8/8/2023	Paul Murtaugh	Emails will be sent out next week to the residents on the retender working group. Ted asked that the rates also be circulated to the SCWP. Emails received.	Paul	Done
8/8/2023	Paul Murtaugh	Paul will start the process of market testing for the retendering project shortly and report back to the SCWP on progress. This is now with our residents on the procurement team.	Paul	Reassigned